

Fill in this information to identify the case:

7

Debtor 1	Brian Michael Kreitzer
Debtor 2 (Spouse, if filing)	Meredith Ellen Kreitzer
United States Bankruptcy Court for the: Southern District of Ohio	
Case number 3:16-bk-32743	

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association,

Name of creditor: as Trustee of the Tiki Series III Trust

Court claim no. (if known): 11-1

Last 4 digits of any number you use to identify the debtor's account:

3 5 7 5

Date of payment change:

Must be at least 21 days after date of this notice 06/01/2019

New total payment: \$ 830.93
Principal, interest, and escrow, if any**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?** No Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 190.53

New escrow payment: \$ 305.38

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?** No Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____ %

New interest rate: _____ %

Current principal and interest payment: \$ _____ New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?** No Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Brian Michael Kreitzer
First Name Middle Name Last Name

Case number (if known) 3:16-bk-32743

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- I am the creditor.
 I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

 /s/ Molly Slutsky Simons

Signature

Date 04/17/2019

Print: Molly Slutsky Simons
First Name Middle Name Last Name
Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address P.O. Box 476
Number Street
Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100 Email bankruptcy@sottileandbarile.com

SV Servicing Corporation

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: April 12, 2019

BRIAN M KREITZER
 C/O Richard West
 195 E CENTRAL AVE
 SPRINGBORO OH 45066

Loan: [REDACTED]

Property Address:
 1833 PERSING BOULEVARD
 DAYTON, OH 45420

Annual Escrow Account Disclosure Statement
Account History

This is a statement of actual activity in your escrow account from Aug 2018 to May 2019. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information		Current:	Effective Jun 01, 2019:	Escrow Balance Calculation	
Principal & Interest Pmt:		525.55	525.55	Due Date:	Apr 01, 2018
Escrow Payment:		190.53	305.38	Escrow Balance:	(3,518.76)
Other Funds Payment:		0.00	0.00	Anticipated Pmts to Escrow:	2,667.42
Assistance Payment (-):		0.00	0.00	Anticipated Pmts from Escrow (-):	902.00
Reserve Acct Payment:		0.00	0.00		
Total Payment:		\$716.08	\$830.93	Anticipated Escrow Balance:	(\$1,753.34)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
Aug 2018	381.52		*		Starting Balance	0.00	(5,020.03)
Aug 2018	1.30		*			0.00	(4,638.51)
Oct 2018	190.76		*			0.00	(4,637.21)
Oct 2018	348.31		*			0.00	(4,446.45)
Oct 2018			80.69	* Escrow Disbursement		0.00	(4,178.83)
Nov 2018	190.53		*			0.00	(4,017.63)
Nov 2018			29.33	* Escrow Disbursement		0.00	(3,988.30)
Dec 2018	190.53		*			0.00	(3,827.10)
Dec 2018	139.08		*	* Escrow Only Payment		0.00	(3,688.02)
Dec 2018			29.06	* Escrow Disbursement		0.00	(3,717.08)
Jan 2019	190.53		*			0.00	(3,526.55)
Jan 2019			754.33	* County Tax		0.00	(4,280.88)
Feb 2019	190.53		*			0.00	(4,090.35)
Feb 2019	190.53		*			0.00	(3,899.82)
Apr 2019	381.06		*			0.00	(3,518.76)
				Anticipated Transactions		0.00	(3,518.76)
Apr 2019	2,476.89						(1,041.87)
May 2019	190.53		902.00	Homeowners Policy			(1,753.34)
	\$0.00	\$5,062.10	\$0.00	\$1,795.41			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

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Last year, we anticipated that payments from your account would be made during this period equaling \$0.00. Under Federal law, your lowest monthly balance should not exceed one-half (1/2) of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: April 12, 2019

BRIAN M KREITZER

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
Jun 2019	200.89		Starting Balance	(1,753.34)	754.33
Jul 2019	200.89	754.33	County Tax	(1,552.45)	955.22
Aug 2019	200.89			(2,105.89)	401.78
Sep 2019	200.89			(1,905.00)	602.67
Oct 2019	200.89			(1,704.11)	803.56
Nov 2019	200.89			(1,503.22)	1,004.45
Dec 2019	200.89			(1,302.33)	1,205.34
Jan 2020	200.89			(1,101.44)	1,406.23
Feb 2020	200.89	754.33	County Tax	(900.55)	1,607.12
Mar 2020	200.89			(1,453.99)	1,053.68
Apr 2020	200.89			(1,253.10)	1,254.57
May 2020	200.89	902.00	Homeowners Policy	(1,052.21)	1,455.46
	<hr/> <u>\$2,410.68</u>	<hr/> <u>\$2,410.66</u>		(1,753.32)	754.35

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of \$401.78. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed \$401.78 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (\$1,753.34). Your starting balance (escrow balance required) according to this analysis should be \$754.33. This means you have a shortage of \$2,507.67. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 24 months.

We anticipate the total of your coming year bills to be \$2,410.66. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	200.89
Surplus Amount:	0.00
Shortage Amount:	104.49
Rounding Adjustment Amount:	0.00
Escrow Payment:	\$305.38

Paying the shortage. If your shortage is paid in full, your new monthly payment will be \$726.44 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated**

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
DAYTON DIVISION**

In Re:

Case No. 3:16-bk-32743

Brian Michael Kreitzer
Meredith Ellen Kreitzer

Chapter 13

Debtors.

Judge Guy R. Humphrey

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing Notice of Mortgage Payment Change was served **electronically** on April 17, 2019 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **ordinary U.S. Mail** on April 17, 2019 addressed to:

Brian Michael Kreitzer, Debtor
1833 Pershing Blvd.
Dayton, OH 45420

Meredith Ellen Kreitzer, Debtor
1833 Pershing Blvd.
Dayton, OH 45420

Respectfully Submitted,

/s/ Molly Slutsky Simons
Molly Slutsky Simons (0083702)
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Loveland, OH 45140
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Attorney for Creditor